



Industrial for Lease

Canyon Creek Business Park Bldg. 3

863 E. 1950 N.
Spanish Fork, UT 84660

► canyoncreek-space.com

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Property Profile

Building #3

The highly anticipated third building in the Canyon Creek Business Park is complete and ready for tenant improvements. This new addition to the business park is set to further enhance the area's reputation as an ideal industrial hub.

Base Lease Rate	\$0.95 NNN
Completion Date	Ready for T.I.s
Available SF	17,602 SF
Minimal Divisible	17,602 SF (bay)
Dock-high Doors	6
Grade-level Door	3
Dock Leveler	1 per space
Clear Height	24'
Zoning	Light industrial

Building #3



74 Parking stalls



Excellent access
to highways
and transit



Great Spanish
Fork, UT location



Freestanding
facility with quality
office presence

Property Site Plan

Building 3

Minimal Divisible: 17,602 SF

- 3 Dock High Doors
- 2 Knock-outs
- 1 Full dock seal package

Deliveries

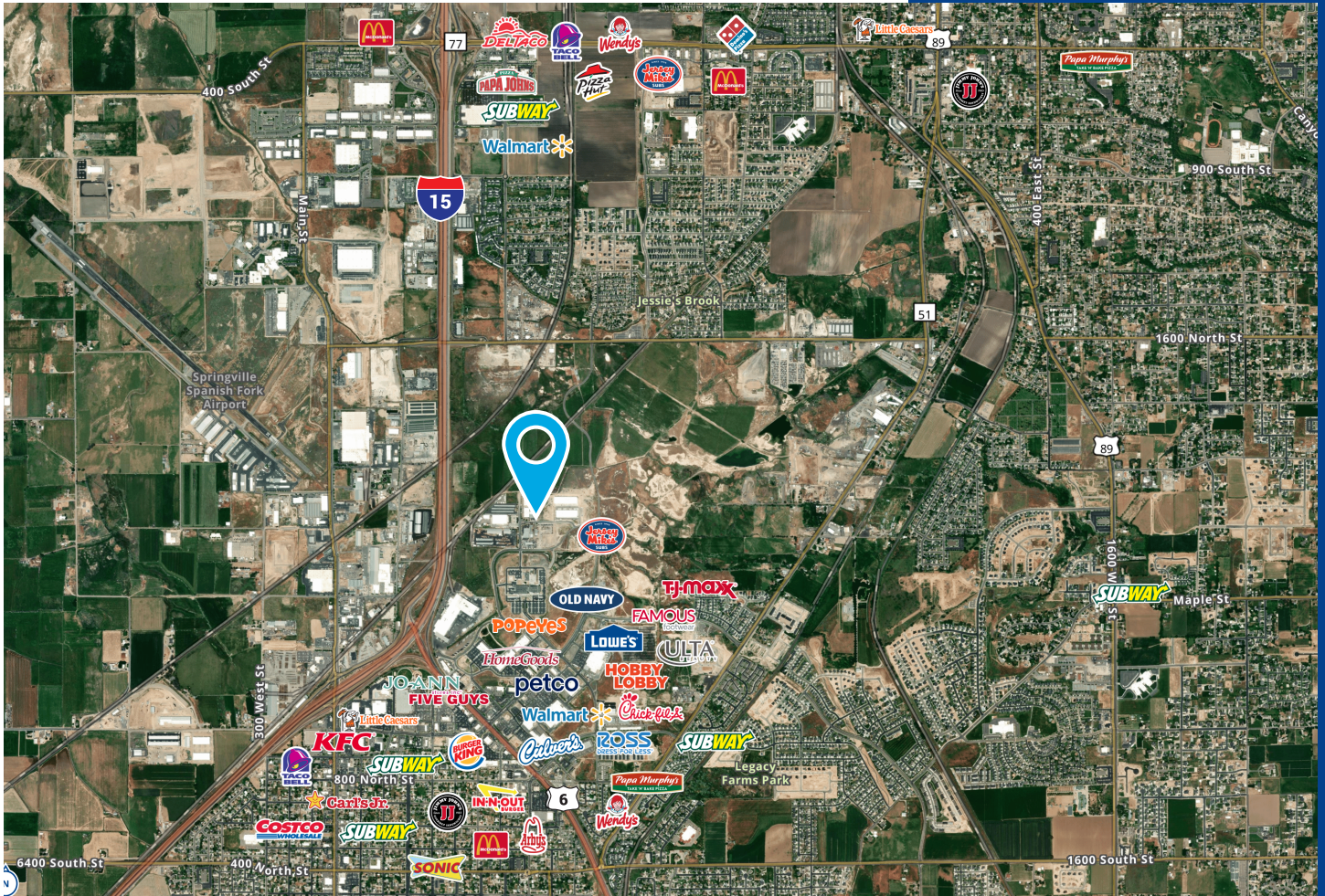
Building 4 and 5:
June 2026



Business Park Tenants



Easy access to local amenities



Local Amenities



More than twenty quick service and sit-down restaurants in the surrounding area.

Drive Times

Salt Lake City, UT 45 min

Las Vegas, NV 5hr 17min

Denver, CO 7hr 41min

Los Angeles, CA 9hr 31min

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